075.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,200 / 652,200
					USE VALUE:	652,200 / 652,200
					ASSESSED:	652,200 / 652,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MYSTIC VIEW TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KINDLE BRANDON G & PAULA J	
Owner 2:		
Owner 3:		
Street 1:	1 LAKE SHORE DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KINDLE BRANDON G & PAULA J -
Owner 2:	-
Street 1:	7 MYSTIC VIEW TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,077 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1637 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9077.000	191,800		460,400	652,200
Total Card	0.208	191,800		460,400	652,200
Total Parcel	0.208	191,800		460,400	652,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.46 | /Parcel: 398.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47540

GIS Ref

GIS Ref

Insp Date 10/26/18

!6279!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,800	0	9,077.	460,400	652,200	652,200	Year End Roll	12/18/2019
2019	101	FV	183,100	0	9,077.	460,400	643,500	643,500	Year End Roll	1/3/2019
2018	101	FV	183,100	0	9,077.	394,600	577,700	577,700	Year End Roll	12/20/2017
2017	101	FV	183,100	0	9,077.	368,300	551,400	551,400	Year End Roll	1/3/2017
2016	101	FV	183,100	0	9,077.	315,700	498,800	498,800	Year End	1/4/2016
2015	101	FV	171,700	0	9,077.	282,800	454,500	454,500	Year End Roll	12/11/2014
2014	101	FV	171,700	0	9,077.	261,800	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	171,700	0	9,077.	249,600	421,300	421,300		12/13/2012

PRINT

Date	Time
12/10/20	21:04:28

LAST REV

Date	Time
04/30/19	14:06:44

apro

PAT ACCT. 6279

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINDLE BRANDON	44238-399		12/6/2004	Family	1	No	No		SUBDIVISION
VALENTE ROBERT/	28260-236		3/4/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	47540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
6/17/2009	Measured	189	PATRIOT
4/20/2005	Info Fm Plan	BR	B Rossignol
7/15/2004	Info Fm Plan	BR	B Rossignol
10/15/1999	Mailer Sent		
10/15/1999	Measured	267	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9077		Sq. Ft.	Site		0	70.	0.72	4			Access	-5					460,387						460,400	

Total AC/HA: 0.20838 | Total SF/SM: 9077 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,387 | Spl Credit | Total: 460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277947
Depreciation:	86164
Depreciated Total:	191784

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

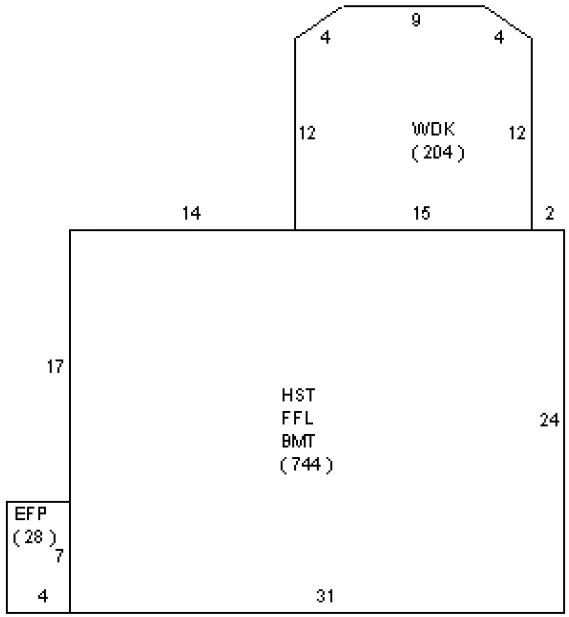
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	91.68
Final Total:	191800	Val/Su SzAd	171.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	61.710	45,916
FFL	First Floor	744	141.380	105,190
HST	Half Story	372	141.380	52,595
WDK	Deck	204	10.870	2,218
EFP	Enclos Porch	28	72.410	2,028

Net Sketched Area:	2,092			Total:	207,947
Size Ad	1116	Gross Are	2464	FinArea	1637

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X6	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: